

\$350,000 - 9118 99a Avenue, Sexsmith

MLS® #A2245794

\$350,000

4 Bedroom, 3.00 Bathroom, 950 sqft

Residential on 0.21 Acres

NONE, Sexsmith, Alberta

Welcome to the charming and family-friendly community of Sexsmith, where this spacious bungalow sits on an impressive double lot, offering room to grow, play, and create the lifestyle you've been dreaming of. With its attached garage and generous layout, this property is ready to welcome its next chapter.

Inside, you'll find three bedrooms and one and a half bathrooms on the main floor, plus an additional bedroom downstairs. The lower level previously housed a bathroom, the potential is still there for a handy buyer to add value and customize the space to their needs. Some renovations have already been completed, leaving just the finishing touches to bring the home to its full potential.

Located in a warm, welcoming town with schools, parks, and amenities close by, this property is ready for its new owners to bring some fresh energy. Here's your chance to own a great family home with a massive yard in a quaint town just 15 minutes from the City of Grande Prairie.

Built in 1974

Essential Information

MLS® # A2245794

Price \$350,000

Bedrooms 4



Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	950
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9118 99a Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Playground, Tennis Court(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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